

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
April 5, 2021**

The Dodge County Land Resources and Parks Committee met on April 5, 2021 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Allen Behl, Mary Bobholz, Tom Schaefer, Travis Schultz and Larry Schraufnagel. Larry Schraufnagel participated by phone. The staff present at the request of the Chairman was Joseph Giebel.

Other County Board members in attendance: **None**

TOWN REZONING REQUESTS

Town Rezoning Petition – James and Linda Guenther– Part of the NE ¼ of the NE ¼, Section 30, T11N, R14E, Town of Beaver Dam, Dodge County, Wisconsin. Petition to rezone approximately 1/2-acre of land under the Town of Beaver Dam Zoning Ordinance, from the General Agriculture Zoning District to the R-1 Single Family Residential Zoning District and to rezone approximately 1/2-acre of land from the Conservancy Zoning District to the R-1 Single Family Residential Zoning District has been submitted by the Town of Beaver Dam Town Board to the Dodge County Board of Supervisors to allow for the construction of a non-farm residence on this site. Committee review and recommendation to the County Board.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors for the petition to rezone approximately 1/2-acre of land under the Town of Beaver Dam Zoning Ordinance, from the General Agriculture Zoning District to the R-1 Single Family Residential Zoning District and to rezone approximately 1/2-acre of land from the Conservancy Zoning District to the R-1 Single Family Residential Zoning District.

Second by Allen Behl Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Daniel Zielicke – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 3.9-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼ of the NE ¼, Section 2, Town of Lomira, the site address being N11957 Butternut Road.

Motion by Travis Schultz to approve the conditional use permit application to allow for the creation of an approximate 3.9-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 7.6-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;

3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 030-1317-0123-000; 030-1317-0214-000; 030-1317-0213-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
8. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Mary Bobholz Vote 5-0 Motion carried.

TOWN REZONING REQUEST

Town Rezoning Petition – Scott Firari – Part of the SE ¼ of the SW ¼, Section 33, Town of Hubbard, Dodge County, Wisconsin, the site address being W3916 Perch Road. A petition to rezone approximately 7-acres of land under the Town of Hubbard Zoning Ordinance, from the GA General Agriculture Zoning District to the HB Highway Business Zoning District has been submitted by the Town of Hubbard Town Board to the Dodge County Board of Supervisors to allow for the establishment of a self-service storage business at this location. Committee review and recommendation to the County Board.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 7-acres of land under the Town of Hubbard Zoning Ordinance, from the GA General Agriculture Zoning District to the HB Highway Business Zoning District.

Second by Allen Behl Vote 5-0 Motion carried.

TOWN AMENDMENT REQUEST

Village of Kekoskee Zoning Ordinance Amendment - A petition to amend the text of the Village of Kekoskee Zoning Ordinance has been submitted by the Town of Williamstown / Village of Kekoskee Board to the County Board of Supervisors for approval. The intent of the amendments are to create zoning regulations that govern the use of recreational vehicles for temporary or recreational human habitation. The petition includes a series of amendments which include regulations that allow the temporary use of a recreational vehicle for human habitation in all zoning districts, that allows the temporary use of field offices and shelters for material and equipment storage during the construction of a residence and that adds the definition of "Recreational vehicle" to the Ordinance. Committee review and recommendation to the County Board.

Motion by Allen Behl to submit a favorable recommendation to the County Board on the petition to amend the text of the Village of Kekoskee Zoning Ordinance as proposed.

Second by Travis Schultz Vote 5-0 Motion carried.

ADMINISTRATIVE BUSINESS

1. The minutes from the March 15, 2021 meeting were reviewed by the Committee.

Motion by Mary Bobholz to approve the minutes as written.


Second by Travis Schultz Vote: 5-0 Motion carried.

2. No Committee Member Reports
3. No Additional Per Diems

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 7:30 p.m.

Respectfully Submitted,


Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.